

**Rezoning from A (Agriculture) to RPD (Residential Planned Development) and Approval of a Preliminary Development Plan and Preliminary Subdivision Plat.
Wild Plum Farm. Applicant: JPB Holdings LLC, Property Owner: Wild Plum Farm LLC by Robert Tuck.**

I. Purpose and Location

This is a request for rezoning and preliminary approval of a 105 unit residential development on a 105 acre site. The applicant proposes to develop all the lots as single family residential.

The property is located in the southern part of the Town. It is bounded on the north by Fairway Lane, on the east and southeast by the South Platte River corridor and South Plat Park, on the Southwest by the Equestrian Center and the DeLong property and on the west by the Wallace property. The property is presently accessed from Platte Canyon Road via Hunters Run and there is a historical farm access to Fairway Lane.

With the exception of the River Corridor and Park, and the Equestrian Center, the surrounding property is primarily single family residential. To the east there is one undeveloped parcel (Wallace family) and one partially developed parcel (DeLong).

There are two large lots on the west side that are included in the preliminary plan and are part of the 105 lot total but are not presently in the Town. It is the applicant's intention to annex these properties into the Town and the Annexation Petition will be submitted with the Final Development Plan.

II. Description of the Submittal Documents

The Application for Land Development includes the Application Form, Letter of Intent, Title Work, list of property owners within 300', the Preliminary Development Plan and Preliminary Landscape Plan, the Preliminary Plat, Preliminary Construction Plans and the Phase I Drainage Report.

A. The Preliminary Development Plan consists of five Sheets, as follows:

Sheet 1: The Title Sheet which contains the legal description, standard and special notes, certifications and signature blocks. Sheet 1 also contains the following Area Tabulations and Development Stipulations Chart:

AREA TABULATIONS

USE	AREA	% OF TOTAL
RIGHT OF WAY	9.70 ACRES	9.30%
OPEN SPACE TRACTS	58.70 ACRES	56.29%
LOTTED AREA	35.88 ACRES	34.41 %
TOTAL	104.28 ACRES	100.00%

DEVELOPMENT STIPULATIONS CHART

DEVELOPMENT STANDARDS	FILING 1	FILING 2
BUILDING HEIGHTS MAX	25' 0" SINGLE STORY(WALKOUTS ALLOWED)	35'0" (LIMITED TO TWO STORIES)
MINIMUM LOT SIZE	20,000 Sq. Ft.	10,000 Sq.
SETBACKS	FILING #1	FILING # 2
FRONT (TO LIVING SPACE)	30'	25'
FRONT (SIDE LOADED GARAGES)	30'	15'
SIDE	20'	10.0'
SIDE TO STREET	15.0'	10.0'
REAR	40.0'	25.0'
REAR TO OPEN SPACE	25'	15.0'
MINIMUM DISTANCE BETEEN STRUCTURES	40.0'	20.0'
PARKING (OFF-STREET)	2 SPACES PER UNIT (minimum)	
VISITOR PARKING	ON STREET	
SIGNAGE	NUMBERS AND DIMENSIONS	
PROJECT IDENTIFICATION	2 PROJECECT IDENTIFICATION SIGNS AT EACH GATEWAY. ONE AT THE END OF HUNTER RUN AND ONE AT THE EAST ACCESS OFF FAIRWAY LANE.	
DIRECTIONAL, INFORMATIONAL, TEMPORARY	TO BE DETERMINED	
WALLS, FENCES, HEDGES	TYPE, MATERIALS & HEIGHT	
NORTH PROPERTY LINE	36" (to top of rail) WOOD FENCE ON OPEN SPACE TRACTS OTHERWISE TO BE DETERMINED.	
EAST, SOUTH AND WEST PROPERTY LINE	36" (TO TOP OF RAIL) WOOD 3 RAIL FENCE (or TBD)	
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE (to be determined)	
STREET AND SECURITY LIGHTING	TO BE SHOWN ON FDP	

Sheet 2: The development notes and design standards are contained on this sheet.

Sheets 3-4: These sheets show the Site Plan and contain lot configurations, road alignments and major access points. Also shown are lot size and open space tracts.

Sheet 5: This sheet illustrates the proposed Entry Monument (signs).

B. The Preliminary Plat consists of 6 sheets , as follows:

Sheet 1: The Title Sheet which contains the legal description, standard and special notes, signature blocks, Sheet 1 also contains the Tract Summary Chart:

Sheet 2. The Plat which shows the lots, tracts, and streets dimensions and the name of the adjacent platted subdivisions.

Sheets 3-6: These sheets show the lots, tracts, easement with dimensions, square footage and survey data (angles, distances and bearings).

C. The Landscape Plan consists of 12 sheets.

The Cover Sheet which contains the General Construction Notes. Sheet 1 also includes a site map and an index of all the sheets.

Sheet LO.1: This sheet contains the Landscape Notes that specify landscape requirements. This sheet also contains graphic illustrations for the planting of trees and shrubs.

Sheets L1.0-L1.8: These sheets illustrate the proposed location and general type of plantings throughout the site

Sheet L 2.0 shows the proposed fencing detail and the Water Quality Section at the Cooley Lake Edge.

D. Architectural Illustrations: These are illustrations of seven different models which are intended to show the types of residences that applicant is proposing. These illustrations do not contain floor plans or square footage.

Also submitted were the Preliminary Construction Documents which are on file but not included in this report.

III. Traffic Impact Study

The Traffic Impact Study has been prepared by the Town's Traffic Engineer. The study consists of two parts. Part I which is the analysis of exiting conditions was prepared in 2104 when the first Wild Plum Farm proposal was under discussion. The analysis concentrated on the existing traffic volumes on South Platte Road and the Town's internal streets.

The Phase II traffic study which is attached contains the estimated traffic volumes, directional distribution and turn movements, that would be generated by the 105 residential units. The summary of the Traffic Engineer's analysis is included in Section VII, (Findings) of this report.

It is estimated that the proposed Wild Plum Farm project, at build out, would generate an average daily traffic of 1 100 trips per day. Approximately 20% of the total daily trips would occur in the AM and PM peak hours. It is also projected that 60% of the AM peak hour traffic would exit the site via Hunter Run and 40% via Fairway Lane. Tables 1 and 2 below illustrate the existing and projected volumes at selected intersections.

TABLE 1
ADT (Average Daily Trips)

Scenario	Platte Canyon Rd	Hunter Run	Fairway Lane
Existing	18,000	210*	1,660
Existing w/Project	18,500	870	2,100
Future (2034)	19,080	210	1,660
Future w/Project	19,540	870	2,100

*Estimated using ITE Trip Generation Manual, 9th Edition (20 single-family dwelling units)

Table 2
AM/PM PEAK HOUR
VPH (Vehicles per Hour)

	Platte Canyon Rd. at Hunter Run	Platte Canyon Rd. at Fairway Ln.	Fairway Lane at Driver	Fairway Lane at Club Lane
Existing	1090/1210	1646/1723	37/56	71/85
Projected with WPF	1142/1275	1682/1769	69/99	95/165
Projected 2030	1216/1359	1783/1875	69/99	103/165

The study includes an analysis of the Level of Service (LOS) of the adjacent arterial and interior streets. LOS measures the quality of traffic flow and the ratings for the AM/PM peak hour.

**TABLE 3
LEVEL OF SERVICE
PLATTE CANYON RD. INTERSECTIONS**

Scenario	W. Bowles Ave.	Village Ct.	Fairway Ln.	Coal Mine Ave	Hunter Run	Mineral Ave.
Existing	E/E	E/F	B/A	F/D	C/B	D/C
Existing w/Project	E/E	E/F	B/A	F/D	C/D	D/C
Future (Year 2034)	E/D	F/F	B/B	D/D	C/B	D/C
Future w/Project	F/D	F/F	C/B	D/D	D/E	D/C

**TABLE 4
LEVEL OF SERVICE
TOWN INTERSECTIONS**

Scenario	W. Bowles Ave. at Middlefield.	Fairway Ln. at Club Ln.	Fairway Ln at Driver Ln.	Fairway Ln. at Wedge Ln.
Existing	B/B	A/A	A/A	A/A
Existing w/Project	B/B	A/A	A/A	A/A
Future (Year 2034)	B/B	A/A	A/A	A/A
Future w/Project	B/B	A/A	A/A	A/A

IV. Report of the Town Engineer

RE: Wild Plum

Mr. Sieber:

ICON Engineering has completed an initial review for the Wild Plum Preliminary Plan, Preliminary Plat and Preliminary Civil Construction Documents submittal. The results of our review have been discussed in past correspondence with the Town and the Applicant and summarized in a "Long Letter" provided to the Applicant. With respect to the Preliminary Plan and Plat, there are no major deficiencies in the proposed project. There are a few key issues that will need additional coordination and we believe can be satisfactorily resolved in subsequent discussions and revisions to the Construction Documents.

The key issues that will need more attention:

1. **Stormwater.** The Applicant will be requesting a variance and proposes no on-site stormwater detention for this project. Additional coordination will be made to ensure site drainage, storm sewer systems and water quality enhancements are meeting all applicable criteria.
2. **US Army Corps of Engineers.** Additional coordination will be made to determine requirements and allowable modifications (excavation, trail, etc.) within existing USACE easements and the South Platte River flood hazard area.
3. **Hunter Run Ln.** Offsite roadway improvements for Hunter Run Ln, between S. Platte Canyon Rd and Wild Plum have not been submitted. A recent traffic study and future construction access may create a need for roadway improvements or modifications. Additional coordination will be made for the roadway planning.
4. **ROW.** All proposed Wild Plum roadways are shown as local with 50-ft ROW and 36-ft pavement width. It would be beneficial for the primary accesses to Hunter Run Ln and Fairway Ln to provide 60-ft ROW width to remain consistent with existing offsite ROW.
5. **Nevada Ditch.** Additional coordination will be made to determine existing easements and requirements for the proposed roadway ditch crossing. Coordination with Denver Water and Nevada Ditch will be required to adequately plat the ditch property, presumably as an easement over private property on either side of ditch centerline.
6. **Adjacent Property Access.** The Wild Plum project will need to provide access to an adjacent private property at the northwest side of the site. Additional coordination will be made to determine a location and access width that will be acceptable to the property owner.
7. **Trail.** The proposed trails through the project, particularly in the areas on the USACE easements will require realignment. The trail is shown through areas that exist today as small ponds, debris piles, or manure stockpiles. Future detailed plans should aim to align the trail with the natural contours and features of the land.

We look forward to continued coordination with the applicant and their engineers.

Sincerely,

Troy W. Carmann, PE ICON Engineering, Inc.

VI. Comments of the Referral Agencies

The development proposal was referred to 22 outside agencies and all the Town's HOA's.

A. OUTSIDE AGENCIES

The following agencies received referral:

CDOT	Xcel Energy	Platte Canyon Water and Sanitation
South Platte Park	City of Littleton Engineering	Army Corps of Engineers
South Suburban Parks and Rec	City of Littleton – Planning	Littleton Fire District
Littleton Schools	Arapahoe County – Planning	Nevada Ditch Co.
Denver Water	Arapahoe County Engineering	DRCOG
Century Link	Urban Drainage Board	Comcast
	Colorado Water Conservation Board	Tri-County Health
	Colorado Geologic Survey	Colorado Division of Wildlife

As of June 7, responses have been received from Arapahoe County, South Suburban Parks and Recreation, Littleton Public Schools, City of Littleton (Planning and Engineering), Army Corps of Engineers, Tri-County Health and the Colorado Division of Wildlife. The complete responses are included in the full formal report and summarized in Section VII (Findings) of this report

B. HOA'S

Responses have been received from the following HOA's:

Old Town	Brookhaven
Burning Tree	The Village
Polo Meadows	Country Club Villas

The responses are included verbatim in the full formal staff report and are summarized in the Findings section of this report. In addition, time will be provided for each HOA to comment at the hearing.

C. Resident Responses

We have received emails from Town residents which are included verbatim in the full staff report. Their concerns and the staff response are summarized in the Findings section of this report.

VII. Findings

The staff has reviewed the plans and supporting documents and the referral comments. We have made several site visits and met with the applicant several times. We have also either met with representatives of the HOA's or corresponded by email with HOA representatives and residents. We have also had telephone calls from residents with questions about the proposed development. Based on this review and communications, we offer the following findings.

A. Compliance with the Land Use Regulations

The Application for Land Development contained all the required documents, and in general, does comply with the provisions of the Land Use Regulations. There are errors and omissions that have been noted but these do not involve substantive issues. The corrections and revisions have been noted in the Long Letter which is attached to the full report.

B. Consistency with the Master Plan

The Town of Columbine Valley Master Plan has established a Town Vision and a set of Goals for Land Development. The vision statement and goals are intended to guide the staff, the Planning Commission and the Trustees in their evaluation and action on applications for land development. The following is a staff evaluation (**in green font**) of how the Wild Plum Farm proposal complies with the vision and the goals

Town Vision

- To require future development to provide open space and parks.
The project as proposed would reserve approximately 50% of the site as common open space with an extensive trail system and adequate area for passive recreation.

- To require new developments to have a system of streets that will internally connect that development with the existing community and protect the existing level of service on existing streets.

The preliminary plan shows access to two public streets, Fairway Lane and Hunters Run. In the Phase II Traffic Study the LOS (level of Service) on Fairway Lane is presently A and the additional traffic would not change that LOS rating. The LOS on Hunter Run is currently rated C/B (AM and PM) and the rating would change to a C/D with the project traffic.

- To encourage community and landowner participation and collaboration in planning decisions to allow for development.

On April 27 the Application for Land Development was accepted for processing. On April 29 -30 digital copies of the following documents were emailed to all the active HOA's:

Applicant's Letter of Intent
The Preliminary Development Plan
The (2014) Phase 1 Traffic Study
The Architectural Illustrations

On May 10th the same documents were posted on the Town' Web Site. Subsequently, the Phase II Traffic Study was sent to the HOA's

There have been a number of meetings that involved residents of the community:

On April 16th and 17th the applicant sponsored open house meetings at the Town Hall. The purpose of these meetings was to present the applicants proposed plan and respond to questions.

On May 24th the Town Administrator and Town Planner met with approximately 50-60 people (primarily Old Town residents). The purpose of this meeting was for the residents to ask questions of the Town staff and to state their concerns.

On May 26th the Town Administrator and Town Planner met with members of the Polo Meadows HOA Board and on May 31st they met with approximately 20 residents of Polo Meadows. Again, the purpose of this meeting was for the residents to ask questions of the Town staff and to state their concerns.

On June 7 The Town Administrator and Town Planner met with the Burning Tree residents.

Between May 1 and June 7th the staff has received a number of emails from residents and received several telephone calls.

- To encourage community and landowner participation and collaboration in planning decisions to allow for development decisions to occur in a predictable, fair and inclusive manner.

The Town staff has had little communication with the land owner because the authority to act on his behalf has been assigned to the applicant. The applicant has meet with Town staff on numerous occasions.

The HOA's and the public involvement have been described above.

In addition to the Town Vision Statement the Master Plan has established a set of Land Use Goals:

- 1. Maintain the low-density residential focus of the community. The plan designates the WPF property as single family residential with a density range of 0.0 to 1.0 DU's (dwelling units) per acre. The development proposal requests approval of 105 single family residential units, a density of 1.0 DU's per acre.**
- 2. Insure that all future residential development is compatible with adjacent existing residential development.**
The table below illustrates the density and lot sizes of WPF and the adjacent existing residential development.

Table 5

Development/# of Lots	Wild Plum Farm	Old Town	Polo Meadows	Burning Tree	Polo Reserve (Littleton)	Meadow brook (Littleton)
	105	178	18	122	48	81
Density DU's Acre	1.0	1.67	1.26	2.4	Less than 1.0	2.70 (Est)
Min. Lot Size(S.F.)	10,500	15,000	19,900	10,000	33,200	8,200
Largest Lot Size	20,000	47,700	32,600	29,300	68,600	22,900
Average Lot Size	13,600	20,1800	22,500	14,521	43,500	12,322
% Common Open Space	56.0	Virtually 0%	10% (Est)	17%	(Not Known)	20% (Est)

With the exception of the lots fronting on Fairway Lane, the lot sizes proposed for WPF are smaller than Old Town and Polo Meadows and are comparable to those in Burning Tree and Meadowbrook (Littleton).

- 3 Insure that new streets are built as wide, two lane roads with generous rooms for pedestrians, bicycles and golf cats in keeping with existing streets.
The local streets proposed in WPF comply with the standards required In Article X, Section 1(Streets). The R-O-W is 50' with a travel surface of 36'. This allows for two travel lanes and 6' parking lanes on each side.

- 4 Encourage the use of the planned development process, where appropriate, to (a) achieve a more efficient use of infrastructure improvements and services, where community facilities and services are adequate and (b) promote pedestrian and community accessibility.
The application requests approval of rezoning from A (Agriculture) to RPD (Planned Development), which requires approval of a preliminary and final plan. The street layout is designed to serve the development in an efficient manner and the inclusion of trails and access onto Fairway Lane is designed to meet the goal of promoting pedestrian and community accessibility.

5. Encourage the protection of important wildlife habitat and significant natural landforms.

The preliminary development plan was referred to the Colorado Department of Natural Resources, Division of Wildlife and their response is included in Section VI of the full report. A copy of their response has been sent to the applicant and they will be required to comply with the Division of Wildlife requirements for wildlife protection and habitat preservation.

6. Insure that new development enhances or has no adverse effects upon the Town's property tax base and financial viability.

The applicant has estimated that the sales prices of the homes proposed would range from \$800,000 to \$1,200,000. The table below illustrates the estimated revenues the Town could expect from three differently priced units

Table 6

Sales Price	Use Tax	Bldg. Permit Fee*	Impact Fee	Total Per Unit
\$800,000	\$12,000	\$6,300	\$12,700	\$31,000
\$1,000,000	\$15,000	\$7,600	\$12,700	\$35,300
\$1,200,000	\$19,500	\$8,600	\$12,700	\$40,800

*The Use Tax and Building Permit Fee are based on construction cost.

The revenues cited above are one time revenues. There would be ongoing revenues including property tax, sales tax on "big ticket" items such as automobiles and other fees.

There would be cost to serve the new development including new capital equipment for public works, police and Town Administration. It is anticipated that the revenues generated would be sufficient to pay the costs.

7. Improve the connectivity between and among the Town's neighborhoods through hike and bike trails, golf cart paths and wide, improved shoulders along the Town's roadways.

The plan proposes three points of access, one via Hunter Run and two access points on Fairway Lane. This would provide WPF residents with an optional vehicular access to the Club and other areas of the Town The Plan also proposes a system of trails within the site that would be available to other residents of the Town.

C. Traffic Impact

In Section III of this report, Table 1 illustrated the total daily and peak hour vehicle trips that (1) currently use the Town's streets and adjacent arterials, (2) the trips that would be generated by the WPF project and (3) the total trips at project build out. Table 2 illustrates the current LOS (Level of Service) rating for the streets and the LOS for those same streets with the WPF build out. The Town internal streets (Middlefield Road, Club Lane and Fairway Lane are currently rated at a LOS A/A (AM/PM) and this rating would not change with the project traffic. Hunter Run, which is currently rated C/B would change to an LOS C/D with the recommended improvements.

The increase in daily and peak hour traffic on the Town's internal streets is considered acceptable in that the impacts would not significantly affect the safety or the travel time of the Town residents. This is based on national standards and it does not necessarily reflect the views of the current residents in the area. As is clearly demonstrated in the comments from the HOA's and the resident emails, their perception is that the impact would affect their safety and quality of life.

D. Comments of the Referral Agencies, HOA's and Residents

We have received extensive responses from the three most affected HOA's, Old Town, Polo Meadows and Burning Tree as well as comments from Country Club Villa's, Brookhaven and the Village. In addition, we have received numerous emails from area residents. These responses have been summarized in this report and are included verbatim in the full staff report. At the hearing, the representatives of the HOA will be given time to present their comments and concerns and the residents who wish to speak will be provided that opportunity. The major points expressed in the HOA and resident comments, and the staff response, are as follows:

1. Method of Calculating Density. Wild Plum Farm is not truly a 1.0 DU's per Acre density because of the amount of undevelopable land.

Both the Master Plan and the Town Land Use Regulations specify that density is calculated on the gross site area and not on the amount of developable land. This was not an oversight. A review of the minutes of the Planning Commission meetings on the Master Plan indicates the members were fully aware that the Tuck property had significant areas of undevelopable land. The gross site area method of calculating density has been applied to every development in Columbine Valley since 1997.

2. Access

- a. Access onto Fairway Lane should be limited to the 11 lots in Filing #1. The remainder of the WPF lots should have full vehicular access to Hunter Run only. Emergency access and pedestrian, bicycle and cart access would be allowed. This is a central issue in the response from Old Town.
- b. Requiring all traffic to access the site via Hunter Run places an undue burden on the residents of Polo Meadows and portions of Burning Tree and would not be an equitable distribution of traffic.
The staff response to this issue has been stated in the traffic findings (previous page) of this report.

3. Compatibility with development in surrounding neighborhoods.

This is a Master Plan issue and is discussed in the findings on Master Plan consistency (pages 11).

4. Quality of the proposed development. There were numerous comments expressing concern about the design characteristics of the proposed homes to be built and whether they reflected the quality that exists in the Town. This was based on the architectural illustrations submitted with the application and included in the referrals to the HOA's. The applicant has prepared new architectural illustrations and these will be presented at the public hearing.

Please see the following findings subsection for the staff response.

E. Architectural Design

Article XI, Section 1E1 of the Land Use Regulations states:

*“At a minimum provide graphic representations showing the building types proposed. Representations should also identify the general height of dwelling units, i.e., 1-2 stories in height and graphically include the general layout and illustrative street elevations. Perspectives should be provided to clearly identify the design theme and architectural quality. **Examples of structures that the applicant has built in similar locations should be included.**”*

The revised architectural illustrations have been reviewed by the staff. These are an improvement over the illustrations that were originally submitted. However they are “proposed” and indicate what the builder can build. In order to do an

objective evaluation of the quality of development, the staff feels they need to see what the developer has built in other locations that would reflect the desired quality.

In summary the staff finds that the Application of Land Development:

- A. Is essentially in compliance with the Town's Land Use Regulations.
- B. Is consistent with the Land Use Goals of the Master Plan.
- C. The traffic from the proposed development will increase the volumes on the Town's existing street system but that is can be accommodated without a decrease in the Level of Service rating.

However, the staff is not prepared to recommend this application favorably or unfavorably at this time. There is important information that has not been received including responses from the CDOT and Urban Drainage and the response from the Littleton School District is not complete. In addition, the staff has concerns with the quality of development as reflected in the architectural illustrations. In addition, a number of residents have stated that additional time is necessary for their review.

VIII. Recommendations

Based on the above findings, the staff recommends that the Planning Commission make no recommendation to the Board of Trustees at this time and that the public hearing be continued to the date of the next regular Planning Commission meeting, July 12, 2016. For the July continuance, the Planning Commission should:

- A. Direct the staff to research and evaluate any additional information that the Planning Commission members feel is necessary.
- B. Recommend that the applicant:
 - 1. Provide photos of units that have been built in other locations and that reflect the quality of design and development that is characteristic of the Town.

2. Commit to the improvements necessary at the Hunter Run/Platte Canyon Road intersection.
3. Provide a Preliminary Construction Management Plan.
4. Confer with representatives of the Division of Wildlife, Tri-County Health and South Suburban Park and Recreation District to address their concerns.